

CITY OF SAN ANTONIO

Zoning Commission Agenda

City Council Chambers
First Floor, Municipal Plaza Building
103 Main Plaza

February 19, 2002
Tuesday, 11:30 A.M.

ZONING COMMISSIONERS

Gilbert Kissling – District 1
 Clarence McGowan – District 2
 Vernon Hophan – District 3
 Robert Garza, Jr. – District 4
 Rita Cardenas-Gamez – District 5
 Christopher Martinez – District 6
 Ernani Falcone – District 7
 Jerry F. Morell – District 8
 James McAden – District 9
 John Clamp – District 10
 Ralph Mehringer – District Mayor
 Chairman

1. **Work Session presentation by staff to discuss zoning maps on internet and zoning case recommendations for February 19, 2002, at 11:30 A.M. “C” Conference Room, 103 Main Plaza, Municipal Plaza Building.**
2. Call to Order – City Council Chambers – 1:00 PM
3. Roll Call
4. Pledge of Allegiance
5. Director’s Report
6. Approval of January 15, 2002 and February 5, 2002 minutes.
7. Z2001142 Kaufman & Associates, 5197 Loop 1604 N. *(City Council 8)*
8. Z2001237 S Brundage Management, Loop 1604 and north of New Guilbeau Road. *(City Council 5)*
9. Z2002007 James B. Manley, 23750 IH 10 West. *(City Council 8)*
10. Z2002008 American City Vista, 2719, 2759 and 2809 Fredericksburg Road. *(City Council 7)*
11. Z2002015 Anthony J. Ferro, 112 Nova Mae. *(City Council 9)*
12. Z2002016 Mauro R. Garza, 111 E. Laurel Street. *(City Council 1)*
13. Z2002017 Luis E. Plascencia, 830 South San Augustine. *(City Council 6)*

CASE NO: Z2001142

Date: February 19, 2002

Continued from September 4 and 18, October 16,
December 18, 2001 and January 15, 2002

Council District: 8

Ferguson Map: 514 D4

Case Manager : David Arciniega 207-5876

FINAL

Applicant Name:

Kaufman and Associates

Owner Name:

Charles C. Schoenfeld

Zoning Request: From "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "C-3 C S ERZD" Commercial Edwards Recharge Zone District with City Council approval and a Special Use Permit for a Batch Plant.

Property Location: P-1 NCB 14853

5197 Loop 1604 N

Being 5.32 acres of land out of NCB 14853

Property is located the west side of the Railroad tracks, north of FM 1604, East of IH 10 West

Proposal: To allow concrete product manufacturing over the Edwards Recharge Zone District.

Neighborhood Association: None

Traffic Impact Statement: Temporary "R-1" Single-Family Residence District is exempt from the traffic impact analysis. A traffic impact analysis may be required at a later date.

Staff Recommendation:

Approval.

The proposed "C-3 C S ERZD" Commercial Edwards Recharge Zone District with City Council approval with a Special Use Permit to allow a Batch Plant would be appropriate in relation to the current land uses that surround the subject property, which include vacant land and existing quarries.

___NOTICES MAILED
 ___IN OPPOSITION
 ___IN FAVOR

NCB 34776

MARIETTA

FINAL
MATERIALS

SOUTHWEST

QD
 C.C.
 S.U.P.
 E.R.Z.D.

R-1
 TEMP
 14853

MARIETTA

P-1

5.320 Ac

MATERIALS

SOUTHWEST

LTD

P-8

63.184 Ac

[63.434 Ac]

VACANT

I-1
 E.R.Z.D.

B-3
 VACANT
 E.R.Z.D.

B-3
 E.R.Z.D.
 UC-1
 VACANT

P-6A

1.169 Ac

ACC

P-6B

I/R

1.886 Ac

R-1
 TEMP

P-5

1.000 Ac

VACANT

P-6E

1.171 Ac

URBAN

I/R

172.96

VACANT

P-6C

1.000 Ac

ALAMO CONC

R-1
 TEMP

p.514

ZONING CASE Z2001-142

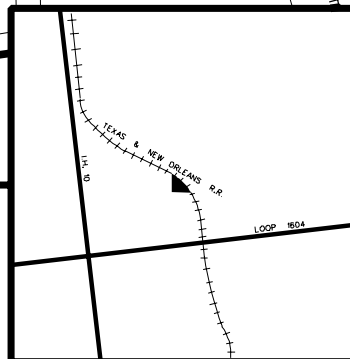
CITY COUNCIL DISTRICT NO: 8

REQUESTED ZONING CHANGE

FROM TEMP "R-1" ERZD TO "B-3" ERZD CC SUP

DATE DEC 18, 2001

SCALE 1" = 200'



NORTH

DEPARTMENT OF PLANNING
 SAN ANTONIO, TEXAS

CASE NO: Z2001237 S

Date: February 19, 2002

Continuance from November 6, 2001; November 20, 2001; December 4, 2001; December 18, 2001; January 15, 2002

Council District: 8

Ferguson Map: 546 E5

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

Brundage Management

Owner Name:

Thomas O. Brundage

FINAL

Zoning Request: From "C-3 R" Restrictive Business District to "C-3 S" Commercial District with a Specific Use Permit for a Mini-Storage facility on a site of 3.134 acres.

Property Location: 3.134 of NCB 18103

Loop 1604 and north of New Guilbeau Rd

Proposal: Mini-storage

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial of requested and approval of "C-3 R S" Restrictive Commercial District with a Specific Use Permit for a Mini-Storage facility on a site of 3.134 acres. This site falls within the Northwest Community Plan. The Land Use Plan designates this area as residential (reference Land Use Map, page 3). However the subject property is currently zoned for business use. Mini-storage is permitted in "C-3" with an acreage of equal or less than 2.5 acres. The subject property is 3.134 acres. Drainage easement to the east will act as a buffer between the existing residential uses and the proposed commercial use.

CASE NO: Z2002007

Date: February 19, 2002

Continuance from January 15, 2002

Council District: 8

Ferguson Map: 479 E2

Case Manager : Fred Kaiser 207-7942

Applicant Name:

James B. Manley

Owner Name:

James B. Manley

FINAL

Zoning Request: From "R-6" Single-Family Residence District to "C-2 " Commercial District.

Property Location: Lot P-34C, Blk 1, NCB 34732

23750 I.H.10 West

Southwest corner of I.H. 10 and Cielo Vista

Proposal: For a Retail Shopping Center

Neighborhood Association: Cielo Vista Neighborhood Association

Traffic Impact Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The property is located at the intersection of Cielo Vista (a collector street) and I.H. 10 West (a freeway). This general segment of Interstate 10 has been developing for commercial use.

CASE NO: Z2002008

Date: February 19, 2002

Continued from February 5, 2002

Council District: 7

Ferguson Map: 581 F6

Case Manager : Brandon Ross 207-7442

Applicant Name:

American City Vista

Owner Name:

Fred Road LLC

FINAL

Zoning Request: From "R-1" Single Family Residence District, "R-6" Townhouse Residence District, "B-2 NA" Non-Alcoholic Sales District, "B-3" Business District, and "B-3 R" Restrictive Business District to "PUD IDZ" Planned Unit Development Infill Development Overlay Zone with permitted uses including "RM-4" Residential Mixed District, and "C-2" Commercial District.

Property Location: 10.307 acres out of NCB 8416 to be zoned "IDZ (PUD)" with uses permitted under "RM-4" Residential Mixed District; .74 acres out of NCB 8416 to be zoned "C-2" Commercial District

2719, 2759, and 2809 Fredericksburg Road

West side of Fredericksburg Road, just south of Babcock

Proposal: Single-Family Residential PUD and Commercial Uses

Neighborhood Association: Jefferson Neighborhood Association, Monticello Park Neighborhood Association, Los Angeles Heights Neighborhood Association / Jefferson Neighborhood Plan, Near Northwest Community Plan

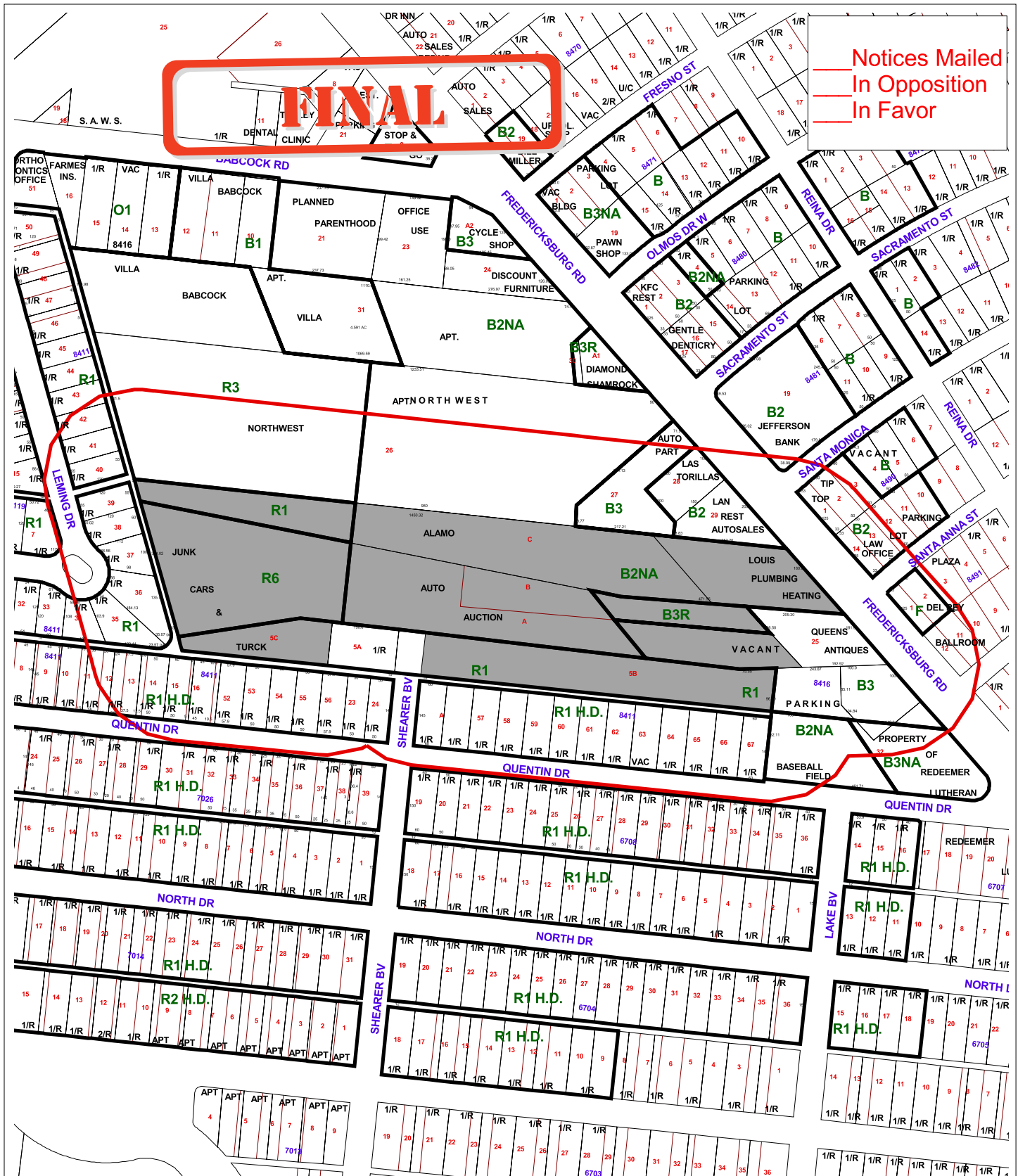
Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

a) Denial of "(IDZ PUD) RM-4" Infill Development Zone Planned Unit Development, and approval of "IDZ" Infill Development Zone with permitted uses and densities including those allowed in RM-4 (with a minimum lot size of 2400 square feet) for 10.307 acres out of NCB 8416 (as described by field notes); and b) approval of "C-2" Commercial District for .74 acres out of NCB 8416 (as described by field notes).

a) Objective 3.4 of the Near Northwest Community Plan is to "Encourage new housing development that is compatible with the community's character." The urban design guidelines and pedestrian circulation amenities required by the Infill Development Zone will facilitate the fulfillment of this objective for the 10.307 acre tract. A small-lot single family residential development will act as a transition between the existing apartments to the north of the subject property and the existing large-lot single family residential development to the south of the subject property. Page 42 of the Near Northwest Community Plan calls for "Urban low-density residential" at the location of the 10.307 acre tract. The land use and density required by "RM-4" is compatible with that of the surrounding neighborhood.

b) Page 42 of the Near Northwest Community Plan calls for "Community Commercial" at the location of the .74 acre tract. The "C-2" district is compatible with the surrounding commercial land uses and zoning districts.



ZONING CASE: Z2002-008

City Council District NO. 7

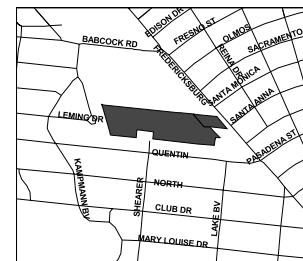
Requested Zoning Change

From: "R-1,R-6,B-2NA,B-3R" To: "IDZ PUD RM4,C-2"

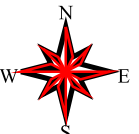
Date: Feb 19, 2002

Scale: 1" = 200'

J:JAN_15_2002_1a



T-20



CASE NO: Z2002015

Date: February 19, 2002

Continued from February 5, 2002

Council District: 9

Ferguson Map: 582 D3

Case Manager : David Arciniega 207-5876

FINAL

Applicant Name:

Anthony J. Ferro

Owner Name:

Anthony J. Ferro

Zoning Request: From "R-4" Residential Single Family District and "MF-33" Multi Family District to "C-3 NA" Commercial Non Alcoholic Sales District.

Property Location: Lot 9, 30, Block B, NCB 10110

112 Nova Mae

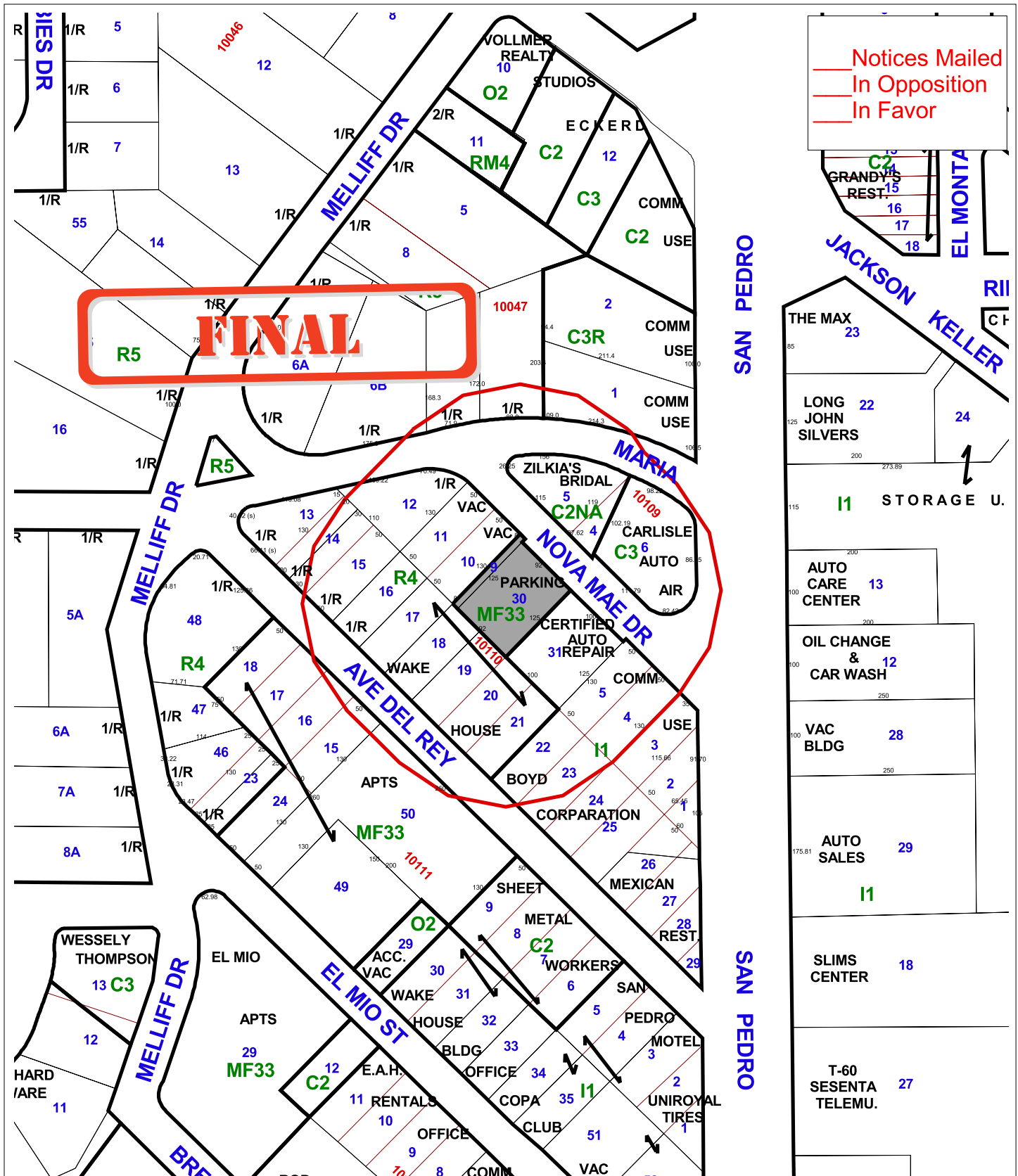
Proposal: Expansion of auto repair facility to conform with existing use.

Neighborhood Association: North Shearer Hill NA

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial as requested and Approval of "C-1 C" Commercial District with a conditional use for a structure of a wheel alignment service and parking of vehicles to be repaired. The North Shearer Hills Neighborhood Plan indicates Low Density Residential Single Family use for the area, however, the "proposed" North Central Neighborhoods Community Plan indicates Community Commercial land use for this location which includes minor auto service and repair. "C-3" Commercial zoning should be located at an intersection of arterial streets and freeways. The subject property is currently a paved parking area being used by the adjacent auto repair business to the east. A vacant lot is directly south and west of the subject property and "B-2 NA" and "B-3" zoning are across the street. Staff recommends the following conditions: 1. A 6' solid screen fence shall be constructed and maintained along the west and south property lines. 2. Dumpsters shall be on the owner's property and screened from public view. 3. Lighting shall be directional so as not to offend the nearby residences. 4. Non-working vehicles parked on the subject property must have current license and registration.

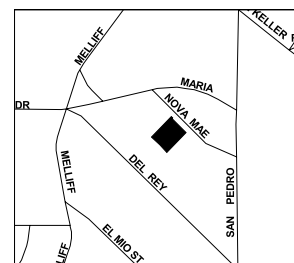


ZONING CASE: Z2002-015

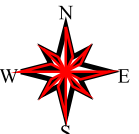
City Council District NO. 9
 Requested Zoning Change
 From: "D, B" To: "C-3 NA"
 Date: FEB 5, 2002
 Scale: 1" = 200'

 Subject Property
 200' Notification

J:\FEB_5_2002



T-17,20



CASE NO: Z2002016

Date: February 19, 2002

Continuance from February 5, 2002

Council District: 1

Ferguson Map: 616 E2

Case Manager : Fred Kaiser 207-7942

FINAL

Applicant Name:

Mauro R. Garza

Owner Name:

Mauro R. Garza

Zoning Request: From "C-1" Commercial District to "C-2" Commercial District.

Property Location: Lot 4, Block 22, NCB 385

111 E. Laurel Street

The north side of East Laurel Street approximately 100 feet east of Main Avenue.

Proposal: To permit a restaurant and a bar

Neighborhood Association: Tobin Hill Neighborhood Association and the Tobin Hill Residence Association

Traffic Impact Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The Tobin Hill Neighborhood Association Plan indicates mixed use for the subject property. The subject property has existing "B-3" zoning to the north and west and existing "B-2" zoning to the east. The requested "C-2" zoning will permit uses that are appropriate and useful at this location. "C-2" will permit the requested restaurant and bar.

CASE NO: Z2002017

Date: February 19, 2002

Continuance from February 5, 2002

Council District: 6

Ferguson Map: 615 C6

Case Manager : John Jacks 207-7206

FINAL

Applicant Name:

Luis. E. Plascencia

Owner Name:

Luis. E. Plascencia

Zoning Request: From "R-4" Small Lot Residential to "R-4C" Small Lot Residential with a conditional use for a parking lot.

Property Location: Lot 13 and 14, Block 6, NCB 8129

830 South San Augustine

Property is located on South San Augustine north of Wallace Street

Proposal: Parking for restaurant

Neighborhood Association: None

Traffic Impact Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. Lots 13 and 14 are part of an existing parking lot for the adjacent restaurant. The current parking lot provides adequate parking for the restaurant. Further encroachment into the existing residential neighborhood is not encouraged. Staff recommends the following conditions:

- 1) There shall be no access from South San Augustine Street.
- 2) A type "C" buffer yard with a six (6') privacy fence (Sec. 35-510(c) of the Unified Development Code) shall be erected and maintained along the frontage of South San Augustine Street.

CASE NO: Z2002021

Date: February 19, 2002

Council District: 9

Ferguson Map: 516 B-7

Case Manager : Catherine Tinnemeyer 207-5889

FINAL

Applicant Name:

Lisa & Theodore C. Musial

Owner Name:

Lisa & Theodore C. Musial

Zoning Request: From "R-6" Residential Single-Family District to "C-2" Commercial District.

Property Location: Lot 34 Block 0 NCB 17860

14255 Blanco Road

Proposal: A patio café is planned for the lot

Neighborhood Association:

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. Subject property is presently a vacant house. Property in the surrounding area is zoned "C-2", "O-2" and "R-6". "C-2" zoning is compatible with surrounding zones and uses.

CASE NO: Z2002022

Date: February 19, 2002

Council District: 4

Ferguson Map: 681 F3

Case Manager : Fred Kaiser 207-7942

FINAL

Applicant Name:

Robert C. Zamora

Owner Name:

Robert C. Zamora

Zoning Request: From "R-4" Single-Family Residence District to "C-2" Commercial District.

Property Location: A 0.117 acre tract out of NCB 11071 and the E 80 ft of the N 170 ft of Lot 5 Block 101 NCB 11071

1204 Gillette Blvd

The property is located on the south side of Gillette Blvd. approximately 600 feet west of Zarzamora St.

Proposal: Additional parking for the adjacent day care and eventual construction of a new day care building.

Neighborhood Association: South Southwest Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial as requested and Approval of "C-1" Commercial. The subject property is adjacent to an existing daycare. Zoning to the west is "R-4", to the east is "C-2", to the south is "R-4" and to the north is "R-4". "C-1" Commercial will permit the requested day care parking and eventual new day care facility. "C-1" Commercial provides transition zoning for the adjacent "R-4" Single-Family residence zoning.

CASE NO: Z2002025

Date: February 19, 2002

Council District: 1

Ferguson Map: 582 C-4

Case Manager : John Jacks 207-7206

FINAL

Applicant Name:

Aaron Acosta

Owner Name:

Aaron Acosta

Zoning Request: From "R-4" Residential Single Family District to "O-1" Office District.

Property Location: Lot 2, Block 2, NCB 9793

1355 Basse Road

Property is located near the intersection of Basse Road and Milo Street

Proposal: Request zoning change to office use

Neighborhood Association: Shearer Hills / Ridgeview Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The proposed North Central Neighborhoods Community Plan designates the subject property for neighborhood commercial uses. The property is located on Basse Road, a major thoroughfare. The development on Basse Road is predominately commercial. "O-1" zoning is compatible with the surrounding zoning and uses.

CASE NO: Z2002026

Date: February 19, 2002

Council District: 8

Ferguson Map: 479 F-5

Case Manager : David Arciniega 207-5876

FINAL

Applicant Name:

Earl & Brown, P.C.

Owner Name:

Eddie Morris and Billie Morris

Zoning Request: From "R-6" Residential Single Family District to "C-3" Commercial District.

Property Location: P-2, NCB 18338

22193 IH 10 W

Proposal: This property was part of the 1999 Dominion Annexation Area and permanent zoning of this property will allow it to continue to be utilized as an office building.

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial as requested and approval of "R-6 C" Residential Single Family District with conditional use for office uses. The subject property is currently a 4.2 acres tract of land with an existing house that has been converted into an office. The subject property fronts on West IH 10 Expressway frontage road, however, it is surrounded by vacant property to the north, west and south which is zoned "R-6" Residential Single Family. A "C-3" use is incompatible with the existing residential zonings directly adjacent to the subject property, furthermore, "C-3" zoning is encouraged at the intersections of major thoroughfares. "R-6 C" zoning will permit the requested existing office use while maintaining the character of the area. Staff recommends the following condition:

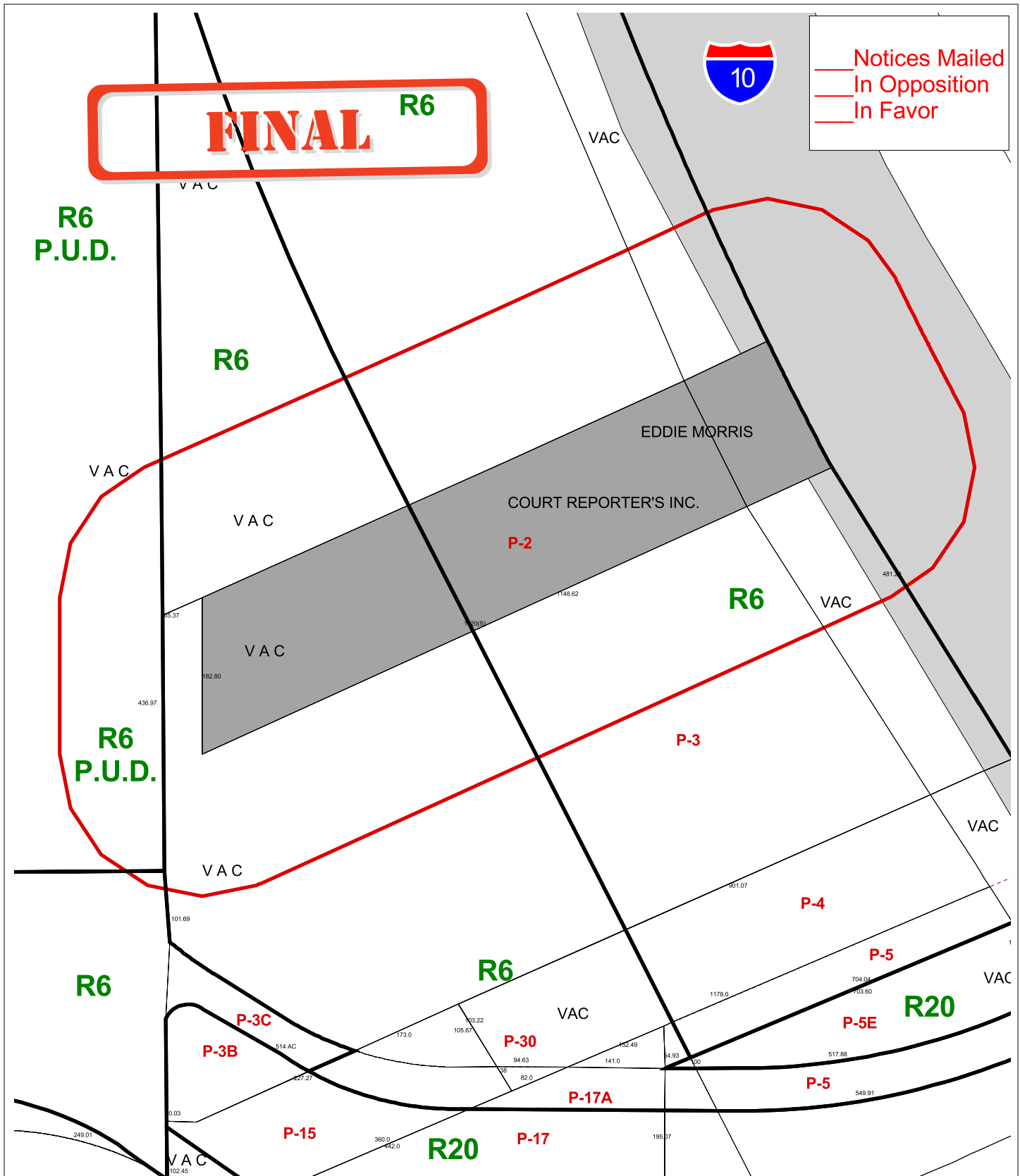
A. Must blend any future structures into the natural environment which shall include the use of architectural styles and materials compatible with local traditions and nearby developments.

B. Minimize the removal of existing native trees and vegetation and the use of landscaping to soften the impact of development.

C. Landscaping done on the property will be done with plants native to the local area.

D. Signs not attached to the structure on the property shall be limited to monument signage (maximum height of 6') to create a more attractive, cohesive and safe corridor environment.

E. A 15' buffer yard of natural vegetation which includes existing trees and plants shall be required adjacent to residential properties. (A 15' Type "C" buffer yard as outlined in Article 5, Section 35-510 of the Unified Development Code)



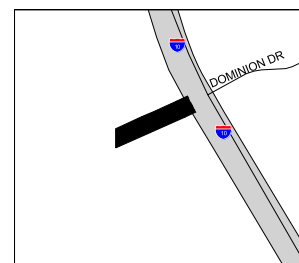
ZONING CASE: Z2002-026

City Council District NO. 8
 Requested Zoning Change
 From: "TEMP R-1, TEMP R-1 UC-1" To: "C-3"
 Date: FEB. 19, 2002
 Scale: 1" = 200"

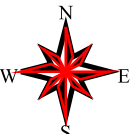
Subject Property

200' Notification

J:\FEB_19_2002



T- 8



CASE NO: Z2002028

Date: February 19, 2002

Council District: 10

Ferguson Map: 518 C-8

Case Manager : Catherine Tinnemeyer 207-5889

FINAL

Applicant Name:

Wetmore-Thousand Oaks, Ltd.

Owner Name:

Wetmore- Thousand Oaks, Ltd.

Zoning Request: From "R-6" Residential Single-Family District to "L" Light Industrial District.

Property Location: Lot P-65 NCB 15687

3897 Stahl Rd.

Proposal: Request for a change of zoning to allow for Light Industrial Use, which is consistent with the uses of the surrounding properties.

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. Subject property is a vacant tract of land. Zoning to the north, east and south is "I-1." The Aviation Department does not oppose the development of a light industrial complex in this area. This type of development meets the definition of compatible land use as prescribed by Federal Aviation Regulation Part 150.

